

MINUTES OF THE BOARD OF SELECTMEN'S MEETING

June 7, 2012

The regular meeting of the Board of Selectmen was called to order at 7:00 pm in the Community Room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT.

Members Present

First Selectman, Michael J. Freda
Second Selectman, Timothy M. Doheny
Third Selectman, Alan J. Sturtz

Mr. Freda introduced himself and Selectmen Timothy Doheny and Alan Sturtz and welcomed everyone to the meeting.

Mr. Freda asked for public comments relative to the agenda. There being none, Mr. Doheny moved the approval of the minutes of the Regular Board of Selectmen's Meeting of May 3, 2012.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

There being no correspondence, Mr. Freda introduced Mr. H. Richard Borer, Jr., President of the Easter Seals Good Will Rehabilitation. Mr. Borer provided a very detailed overview of the Easter Seals, their operations and services. He explained that they are new to North Haven. They are a \$20 million organization with approximately 400 employees in the greater New Haven area. They provide job training and employment opportunities for people with disabilities and other challenges. Their funding comes from donations of clothing, household items, books and electronics. They specialize in reuse of items donated. Their donations center in North Haven is open 7 days a week to accept donations. They have a day program for residents, they are a 501c3, occupy about 24,000 square feet and have about 100-120 employees. They want to be a good neighbor, and are happy to provide tours of the facility and answer any questions.

Mr. Sturtz read the Call for a Public Hearing to be held on Monday, June 25, 2012 at 8:30 a.m., in the second floor conference room of Memorial Town Hall, 18 Church Street, North Haven, Connecticut concerning a program to be submitted for approval under the Connecticut Neighborhood Assistance Act.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Sturtz read the Call for a Special Town Meeting to be held on Monday, June 25, 2012 at 8:45 a.m. in the second floor conference room of Memorial Town Hall, 18 Church Street, North Haven, Connecticut for the following purposes:

To consider the approval of requested programs in accordance with the Connecticut Neighborhood Assistance Act. A public hearing on these programs will be held at 8:30 a.m. on June 25, 2012 in the second floor conference room of Memorial Town Hall, 18 Church Street, North Haven, Connecticut, immediately preceding the Special Town Meeting.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Doheny provided an explanation stating that The Connecticut Neighborhood Assistance Act Tax Credit Program is designed to provide funding for municipal and tax exempt organizations by providing a corporation business tax credit for businesses who make cash contributions to these entities. Businesses can receive a credit of 60% of their approved contribution or 100% in the case of certain energy conservation programs approved by the Department of Revenue Services. The program must be presented at a public hearing and approved at a town meeting, before getting approval by the State of Connecticut Department of

Revenue Services. We have received an application this year from the Lancraft Fife & Drum Corps and Easter Seals Goodwill Industries. Lancraft has participated in this program for a number of years and this is the first time for Easter Seals since moving to North Haven.

Mr. Doheny proceeded with reading the following resolution:

**RESOLUTION TO DIVIDE AND TRANSFER TOWN PROPERTY LOCATED
AT 3 CRICKET COURT TO ABUTTING LANDOWNERS**

WHEREAS, the Town of North Haven is the owner of an approximate 0.13 acre parcel of land known as 3 Cricket Court in the Town of North Haven; and

WHEREAS, 3 Cricket Court is abutted by 1 Cricket Court owned by Joseph and Jeanine A. Chiapetta and by 5 Cricket Court owned by Ronald T. Misbach (hereinafter collectively referred to as "the abutters"); and

WHEREAS, 3 Cricket Court has been maintained by the abutters for approximately twenty (20) years; and

WHEREAS, the Town of North Haven has no plans for using the subject land for any Town purposes and as a result by letter dated March 28, 2012, offered the abutters the opportunity to acquire the property at 3 Cricket Court; and

WHEREAS, on or about April 25, 2012 the Town received notification from the abutters expressing an interest in each owning one-half of said parcel; and

WHEREAS, the abutters have agreed to split the attorneys' fees associated with the transfer in the amount of \$1,500.00 as well the costs, if any, for recording the respective deeds; and

WHEREAS, the Town of North Haven and the abutters have met and mutually agreed on the boundaries of the parcel of land each will acquire as a result of the splitting of 3 Cricket Court and the Town has prepared a Sketch Plan ("Sketch Plan") and descriptions of the two new parcels; and

WHEREAS, pursuant to Chapter IV, Section 406, the Board of Selectmen have the power to sell and convey real or personal property of the Town and to establish the selling price and other terms and conditions of such sale;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SELECTMEN:

- (a) The First Selectman is authorized to transfer by quit-claim deed approximately one-half of the parcel known as 3 Cricket Court to Joseph and Jeanine A. Chiapetta and approximately one-half of said parcel to Ronald T. Misbach in accordance with the Sketch Plan prepared by the Town;
- (b) The Town will hold the quit-claim deeds reflecting such transfers in escrow contingent upon full payment to the Town of the attorneys' fees and costs associated with this transaction;
- (c) Upon receipt of such fees, costs and any information necessary to complete the conveyance tax forms, the Town will release and record such deeds on the land records for the Town of North Haven.

The resolution was briefly discussed by the Selectmen. Mr. Sturtz stated that he was happy to see this resolution. When he was tax collector he identified several such small parcels of land that the Town owns but does not collect any tax revenue on. This will benefit the land owners by increasing their property and is good for the Town because we will now collect tax on the property.

Following their discussion, the motion was moved by Mr. Doheny and seconded by Mr. Sturtz

to pass the resolution.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Freda provided a very brief overview of information relative to the Town stating that the budget referendum passed. Therefore, the mill rate will remain the same at 26.54 with no tax increase. He anticipates closing out this fiscal year, with a balanced budget, and probably in a surplus position.

The Yale New Haven Hospital (YNHH) project will move ahead with the plans to develop an outpatient center in the former AT&T building at 6 Devine Street. They purchased and will remodel the 120,000 square foot, four story building for a comprehensive ambulatory care program. The center will be open seven days a week and will offer a wide variety of very comprehensive services and treatment including Simlow Cancer Center, Inflammatory Disease Center and giant Urgent Care Center.

On Devine and State Streets the building being constructed now will house cardiologists. The second building will house a high end animal surgical center. Plans are still underway for the third building.

Hibachi Grill is making remarkable progress. They are actively entertaining future tenants for the vacancy in that plaza. Leon's Restaurant moving forward and anticipating opening in late July.

Mr. Doheny mentioned the unfortunate passing of Douglas E. Roberts (R), who had a seat on the Planning & Zoning Commission. Mr. Freda noted that he appreciated all the many years of service by Mr. Roberts and asked for a moment of silence in his memory.

Mr. Doheny explained that Mr. Bert Mozealous had submitted his resignation from the Board of Education effective May 25, 2012. He noted that Mr. Mozealous is moving out of Town and thanked him for his service. Mr. Freda thanked him for his service.

Mr. Doheny moved the Appointment of James H. Iovieno (R), 600 Washington Avenue, Unit F4 to the Blight Prevention Appeals Board effective June 10, 2012 for a two year term to expire June 30, 2014.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Doheny moved the Appointment of Linda F. Currie-Zeffiro (D), 140 Hartley Street, to the Blight Prevention Appeals Board effective June 10, 2012 for a two year term to expire June 30, 2014.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Doheny moved the Appointment of Steven M. Miller (R), 5 Round Hill Road as an alternate on the Blight Prevention Appeals Board effective June 10, 2012 for a two year term to expire June 30, 2014.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Doheny moved the Appointment of Mary Ann Hardy (D), 37 Brockett Farm Road to the Library Board to fill the unexpired term of Sara A. Aziz (D) term to expire on December 31, 2013.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Doheny moved the Appointment of Todd Ricci (R), 27 Fallon Drive to fill a vacancy on the Cemetery Commission term to expire June 30, 2014.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Doheny moved the Reappointment of Mark Minotti (R), 3370 Dixwell Avenue, to the Cable T.V. Advisory Council for a two year term to expire June 30, 2014.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Doheny moved the following bond releases with the recommendation of the Planning and Zoning Commission. The motion was seconded by Mr. Sturtz.

- 55 Mill Road – DonMar Development release entire bond balance in the amount of \$125,000.00.

- 400 Universal Drive North – Centro Properties Group release entire bond balance in the amount of \$5,000.00.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Doheny moved and Mr. Sturtz seconded the following property tax refunds -

- Bee Mac Construction, 385 Sackett Pt. Road, North Haven, CT 06473 in the amount of \$118.94
- Daimler Trust, Box 685, Roanoke, TX 76262, in the amount of \$46.00
- McKeon, Mary, 60 Northside Drive, North Haven, CT 06473 in the amount of \$117.00
- Safelite Fulfillment, Inc, P.O. Box 182000, POB 2000 Attn. Tax, Columbus, OH 43218-2000 in the amount of \$9.40
- USB Leasing LT, 1850 Osborn Avenue, Oshkosh, WI 54902, in the amount of \$621.89
- VW Credit Leasing Ltd., 1401 Franklin Blvd, Libertyville, IL 60048 in the amount of 20.86, and in the amount of \$81.16 and in the amount of \$77.33
- Wexler, Amy, 8 North Avenue, North Haven, CT 06473 in the amount of \$79.75, and in the amount of \$70.50, and in the amount of \$70.44, and in the amount of \$78.54, and in the amount of \$ 79.62.

Vote: Freda- Yes, Doheny- Yes, Sturtz- Yes

Mr. Freda stated that the next meeting of the Board of Selectmen is Thursday, July 5, 2012 at 7:00 p.m. in the community room of the North Haven Memorial Library, 17 Elm Street, North Haven, CT. At this time he opened the meeting up to public comment. Hearing none and seeing none, Mr. Doheny motioned to adjourn the meeting at 7:43 pm.

Vote: Freda – Yes, Doheny- Yes, Sturtz- Yes